



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, NOVEMBER 11, 2019**

PRESENT: Mayor Carol Suter
Mayor Pro Tem Jean Moore
Councilman Bill Garnos
Councilman R.D. Mallams
Councilman Kyle Yarber

City Manager Scott Wingerson
Assistant City Manager Bob Baer
City Clerk Ruth Bocchino
Attorney Chris Williams

Item No. 1. On the Agenda. Meeting Called to Order.

Mayor Suter opened the Regular City Council Meeting Monday, November 11, 2019, at 7:38 pm in the Gladstone City Council Chambers.

Item No. 2. On the Agenda. ROLL CALL.

All Councilmembers were present.

Item No. 3. On the Agenda. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA.

Mayor Suter asked all to join in the Pledge of Allegiance to the Flag of the United States of America.

Item No. 4. On the Agenda. Approval of Agenda.

Mayor Suter stated: *"If you note, we have an amended agenda before us. It adds Item No. 13. Is there any other changes or amendments to the agenda?"*

The Amended Agenda was approved as amended: Item No. 13 was added: **RESOLUTION R-19-64** A Resolution authorizing the City Manager to execute a shared Parking Agreement between the City of Gladstone, Missouri, and SREH MAG Gladstone Developers, LLC.

Item No. 5. On the Agenda. Approval of the October 28, 2019, Closed City Council Meeting Minutes.

Councilman Mallams moved to approve the minutes of the October 28, 2019, Closed City Council meeting as presented. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 6. On the Agenda. Approval of the October 28, 2019, Regular City Council Meeting Minutes.

Mayor Pro Tem Moore moved to approve the minutes of the October 28, 2019, Regular City Council meeting as presented. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 7. On the Agenda. **CONSENT AGENDA.**

Following the Clerk’s reading:

Councilman Mallams moved to approve the Consent Agenda as published. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Mallams moved to approve **RESOLUTION R-19-59** A Resolution authorizing the destruction of certain records in accordance with RSMo. Chapter 109 and applicable state retention schedules. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Mallams moved to approve **RESOLUTION R-19-60** A Resolution authorizing the City Manager to submit an application to the Missouri Department of Natural Resources (MODNR) for Storm Water Grant Funds in the amount of \$27,996.50. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Mallams moved to approve **RESOLUTION R-19-61** A Resolution authorizing the execution of a contract with Spectrum Enterprise for the installation and service of Cable Television at the Gladstone Community Center. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Councilman Mallams moved to approve **RESOLUTION R-19-62** A Resolution authorizing the City Manager to execute an Amendment to Exhibit A of the Depository and Banking Services Agreement between the City of Gladstone, Missouri, and Commerce Bank. **Mayor Pro Tem Moore** seconded. The Vote: “aye”, Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

REGULAR AGENDA.

Item No. 8. On the Agenda. Communications from the Audience.

There were none.

Item No. 9. On the Agenda. Communications from the City Council.

Mayor Suter recognized the Scout Troop 165, Fairview Christian Church, who were in attendance for their Citizenship Community Merit Badge.

Councilman Yarber stated: *"A lot of things have gone on and I will try to hit some of them quickly. We had a groundbreaking, but we were all there. We had Goal Setting, and we were all there. I am the liaison to the Atkins-Johnson Friends of the farm. For the Restoration Run next year, the partner will be the North Kansas City School District. They were wanting to make a change, and we think this will be an excellent partner to help promote the event. Next year will be the third year of the event. We had an Officer sworn in, we had Board and Commission interviews, which continued this evening. Mayor Pro Tem Moore and I attended the KCADC yearly event and they announced an old symbol for Kansas City, but it is being reintroduced. You used to see it on the Kansas City Monarch's uniform, the heart, with KC written inside of it. It is now going to be officially a symbol for Kansas City along with the idea of Kansas City as the heartland. One other quick thing, I moderated, for the Kansas Film Festival, a documentary Right to Harm about the impact of CAFO's (Concentrated Animal Feeding Operations) on our Public Health. Quite a few things going on, a lot of things coming up this time of year."*

Councilman Garnos stated: *"Thank you, Mayor. I just wanted to comment, since it is Veteran's Day. I wanted to thank our American Legion and VFW Posts for all they do for our city and giving back. I am not a Veteran, but my father is buried in the Black Hills National Cemetery and my father-in-law is in the Arlington National Cemetery. I would just say if you have ever stood in the middle of one of our National Cemeteries, you will never look at Veteran's Day the same ever again. I just wanted to thank the Veterans for their service."*

Mayor Pro Tem Moore stated: *"At the Mayor's suggestion, last time we had a Council meeting, she mentioned that she and her husband had taken the opportunity to traverse the Happy Rock East Trail. Yesterday when the weather was quite a bit nicer than today, my sister and I had a chance to walk that trail. It is amazing. It's beautiful and I encourage anybody who hasn't had the opportunity to do that to get out there and to it. The art that we've recently installed there is just wonderful. It's so whimsical, it's so fun, and I hope it will be a great joy for all the citizens of Gladstone because it is really a perfect, perfect, two pieces of art for that park. I am really glad that we have dedicated resources to that part of the city and keep pressing ahead with our public art program."*

Mayor Suter stated: *"I echo those sentiments. I've been on that trail several times now. I hope they are putting some parking on the Brighton Road end of it because people are coming on the trail from that end and there is no place to park over there. As has been mentioned, there have been lots of events of late, mostly attended by the full Council. The groundbreaking for the hotel,*

Council Retreat Day, which is always a really fun experience for the City Council. That is a planning retreat where the City Council spends a day with our Senior Staff and we look ahead to the next year or so and establish the goals that we hope the city will accomplish. Most of the time, almost all of the time, the goals that we set, our amazing staff manages to accomplish and we always leave there feeling like we have put a lot on their plates but they really deliver and that is what keeps the city moving forward and being prosperous and vital. Board and Commission interviews; we have been engaged in last week and this week. Again, we want to thank all the folks who have applied to be on one of our Boards and Commissions. We had a great turnout again. More people applied than we have positions for and that is a good problem to have. Most cities are not like Gladstone in that regard. We thank folks for their interest in serving. We will be making those appointments by the end of the month and then new appointments will begin in January. For those of you who may remember, Gladstone was a lead city in an application for a National competition through the National League of Cities to look at housing as part of our Economic Development Strategies. We hosted a Summit for the region on housing strategies this summer. The final report is just now available; it just came out, so if you go to the Mid America Regional Council website you can find the whole report there. It's quite lengthy. It contains all the good data that the consultants gathered and analyzed for us and then summarizes some of the next steps that we have more or less agreed to. The Mid America Regional Council is moving forward in due haste, actually, to organize around implementing some of those strategies for the region and that will help each of the cities in the region to have more resources. In another week, it will be the National League of Cities Convention, and the City of Gladstone will actually be featured in a Workshop on Downtown Development Strategies. We will get the opportunity to tell the story of how we have developed our Downtown. That is an exciting thing. It has been a great exercise to prepare for and just to think back over the last 10 years of all the things that have happened and all the people who played an important role in us being able to develop the City Center and Downtown. As we did our Board and Commission interviews, we just heard from so many people how the development of Downtown was what has inspired them, that is what helped them to choose to live here, what has made them want to get involved in the community, because they really see us moving in an exciting direction. It has been very gratifying. It will be nice to get some recognition for it as well."

Item No. 10. On the Agenda. Communications from the City Manager.

City Manager Scott Wingerson stated: "Thank you, Mayor, and City Council. Good evening. Three quick things: the first is the reason for your amended agenda as to Resolution 19-64, Item No. 13, in order of your agenda. The reason for the amendment is that this is the last item necessary to allow private financing to close on the hotel development. That closing is scheduled for Thursday, and we got the agreement from the Developer on the parking arrangement at 3:30 or 4:00 today, so it was literally a last minute add to your agenda. We apologize for that. The purpose of the Resolution is twofold: one is to preserve our agreement with the property owner at 504 Northeast 70th Street, to provide a certain number of parking spaces to support that business as well as to allow the public to use the hotel parking lot during non-peak hours, which for the hotel would be during the day for all practical purposes. So, I wanted to explain the reason for the late add, as well as the purpose of the Resolution since you have not had a chance to look at it at your places here tonight. Item No. 2 is Census 2020. You are going to hear me talk about the Census over and over again. There is controversy at the National level, but please

understand it is incredibly important that our people participate in the Census to achieve the most accurate count that we possibly can. There are so many things that are governed by the Census from our state and federal representation, numbers and boundaries, to grants, to tax credits, to historic preservation; all of the things that the state and federal governments somehow do, somehow tie back to the Census. For more information and help look at our website, it is on the front page as a news item. There is more information that I think clicks over to the MARC website which is our regional partner in the Census. Finally, just to echo Councilman Garnos' comments, thank you to the Veterans inside our organization and in our community for their support and Happy Veterans Day."

Item No. 11. On the Agenda. RESOLUTION R-19-63 A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri, for 2019-2020. **Councilman Mallams** moved to **approve RESOLUTION R-19-63** A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri, for 2019-2020. **Mayor Pro Tem Moore** seconded.

Councilman Garnos stated: *"Can we take the Roman Numerals off and just use regular numbers? I think page 42 of the packet has the goals and it is a little bit antiquated using Roman Numerals and I am also concerned that it will confuse the Millennials. I would offer that as a friendly amendment."*

Mayor Suter stated: *"Do we need to make an official amendment or are we OK to make a technical change?"*

City Counselor Chris Williams stated: *"I think you are OK."*

Mayor Suter stated: *"I look forward to working on these Goals and Objectives for the coming year. There is a lot of exciting stuff in there and a lot of continuation; we have many Master Plans in the City of Gladstone from everything from Parks to water lines, to Human Resources, to Public Safety, and so we are well engaged all the time and it is fulfilling, the Goals and Objectives of all of those plans. We have a lot on our agendas."*

The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 12. On the Agenda. FIRST READING BILL NO. 19-48 An Ordinance authorizing the City of Gladstone to enter into an Intergovernmental Cooperation Agreement for the investment of public funds through the Missouri Securities Investment Program (MOSIP).

Councilman Yarber moved Bill No. 19-48 be placed on its First Reading. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Yarber moved to accept the First Reading of Bill No. 19-48, waive the rule, and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote:

"aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0). The Clerk read the Bill.

Councilman Yarber moved to accept the Second and Final Reading of Bill No. 19-48, and enact the Bill as **Ordinance 4.498**. **Councilman Garnos** seconded.

Councilman Yarber stated: *"I'd like to make a quick comment. Hats off to Dominic, it is great to find creative ways to get the maximum amount of return for the money that the public entrusts us with, so this is one more of those methods of doing that and we are very happy that you found it and gave us an overview of the whole program about two or three weeks ago. Thank you for the information and thank you for bringing this to us."*

Mayor Suter stated: *"I echo those sentiments. I often like to say that Gladstone is probably one of the best managed cities in America and that is because we have really talented and creative folks working on financials and to come up with strategies that help to strengthen us as we go forward."*

The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)

Item No. 13. On the Agenda. **RESOLUTION R-19-64** A Resolution authorizing the City Manager to execute a shared Parking Agreement between the City of Gladstone, Missouri, and SREH MAG Gladstone Developers, LLC.

Mayor Pro Tem Moore moved to approve **RESOLUTION R-19-64** A Resolution authorizing the City Manager to execute a shared Parking Agreement between the City of Gladstone, Missouri, and SREH MAG Gladstone Developers, LLC. **Councilman Garnos** seconded. The Vote: "aye", Councilman Kyle Yarber, Councilman R.D. Mallams, Councilman Bill Garnos, Mayor Pro Tem Jean Moore, and Mayor Carol Suter. (5-0)


Item No. 14. On the Agenda. Other Business.

There was no other business to come before the Council.

Item No. 15. On the Agenda. Adjournment.

Mayor Suter adjourned the November 11, 2019, Regular City Council meeting at 7:58 pm.

Respectfully submitted:


Ruth E. Bocchino, City Clerk

Approved as presented: 

Approved as modified:



Mayor Carol J. Suter